

## Request for Review

### Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "Request for Review" in its entirety. This form will enable the state staff to review the project before scheduling a meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

1. Project Title/Name: Brookwood Crossing/Stone Gate Apartments

2. Location: South Carter Road, Town of Smyrna

3. Parcel Identification #: DC-17-019.00-01-01.01

4. County or Local Jurisdiction Name: Town of Smyrna

5. Owner's Name: Liborio III, L.P.

Address:

City: Wilmington

State: DE

Zip: 19801

Phone: 302-656-9400

Fax: 302-656-9344

Email:

6. Applicant's Name: SAME AS OWNER

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name: Key Engineers, Inc. c/o Scott Lobdell, P.E.

Address: 1 E. Main Street

City: Middletown

State: DE

Zip: 19709

Phone: 302-449-0520

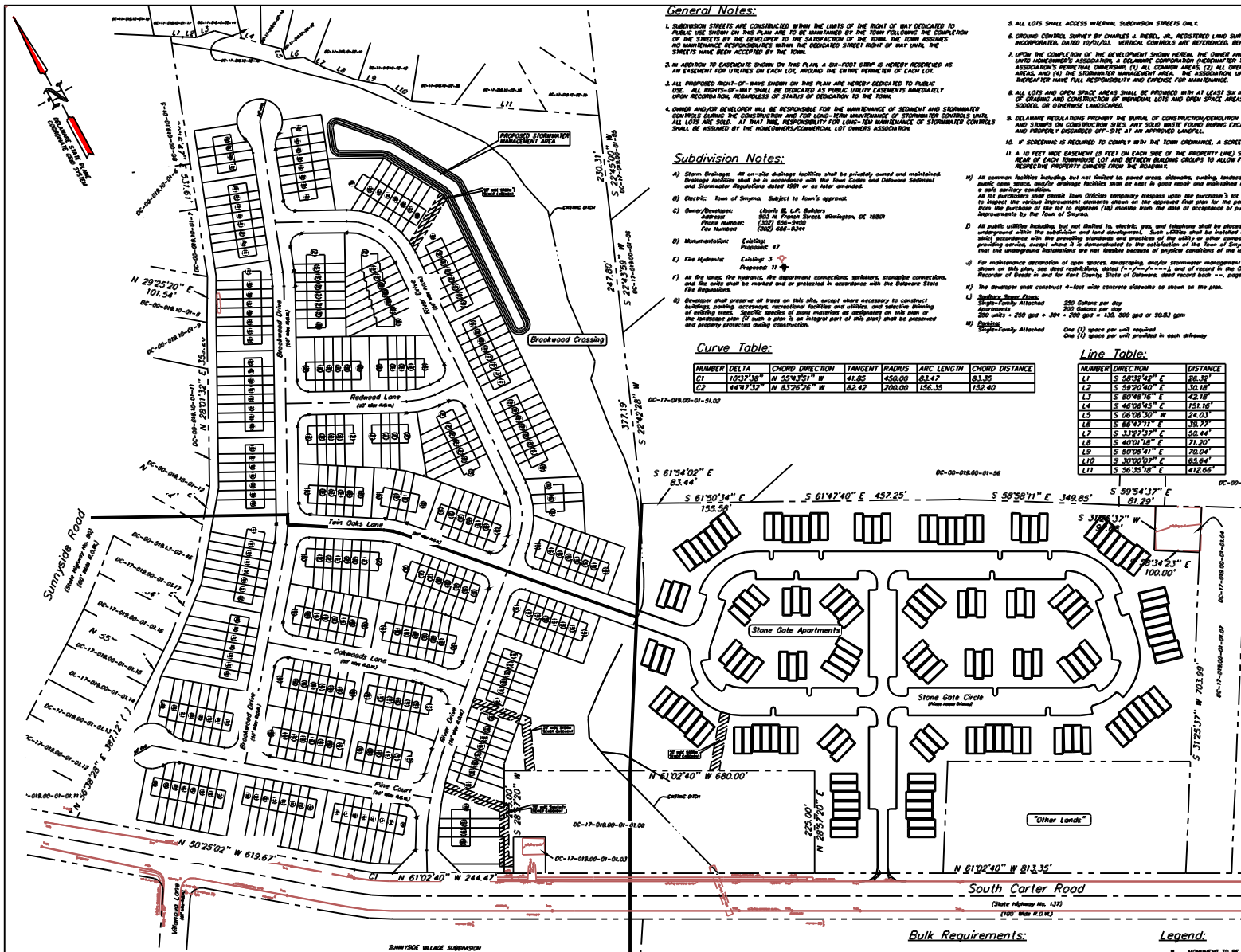
Fax: 302-449-0521

Email: slobdell@keyengineers.com

8. Please Designate a Contact Person for this Project: Scott Lobdell & Lee Ramunno (for Liborio)

<b>Information Regarding Site:</b>			
9. Area of Activities (Acres +/-): 57		<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. Is the application in compliance with the State Strategies Map?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11. Any previous applicants?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Present Zoning: R-3	13. Proposed Zoning: R-3		
14. Present Use: Vacant Land	15. Proposed Use: Townhouse/Apartments		
16. Comprehensive Plan recommendation:			
17. Existing Sanitary Facilities			
18. Water:	<input type="checkbox"/> Central	<input type="checkbox"/> On-Site	<input checked="" type="checkbox"/> Public
Service Provider Name: Town of Smyrna			
19. Sewer:	<input type="checkbox"/> Central	<input type="checkbox"/> On-Site	<input checked="" type="checkbox"/> Public
Service Provider Name: Town of Smyrna			
20. If a site plan please indicate square footage:			
21. If a subdivision:	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	
22. Number of Lots: 281& 304 Apartments			
23. % of Impervious Surfaces: 40%		Square Feet:	
24. If a subdivision:	Density of Project: 4.29	Number of Lots: 281	
25. Are there Flood Plain impacting this site? If so, please include this information on the site map.			
26. Will the site impact wetlands?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please define type: Forested		Source of Information: Plans & Report# 199700446	
27. Is the activity impacting any perennial streams, lakes or other natural bodies of water?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please list name: Unnamed tributary of Lake Como			
28. Does this activity encroach on or impact any conservation ditch?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please list name:			
29. Any developer funding for infrastructure improvement anticipated? Yes			

30. Are any environmental mitigation measures included or anticipated with this project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		
31. Will this project generate additional traffic?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Estimated: 3900 trips/day		
32. Are you aware of any impact this project will have on historic resources? No		
33. Are you aware of any environmental impact this project will have? No		
34. Is this activity located within the State's mapped critical resources or environmentally sensitive sites?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please List them:		
35. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please List them:		
36. Please make note of the time-line for this project: Construction in Spring/Summer 2004		
<p>Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.</p>		



### General Notes:

1. SUBDIVISION STREETS ARE CONSIDERED WHEN THE LIMITS OF THE FRONT OF WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE TOWN FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITY WHEN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
2. IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN A SIX-FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR UTILITIES ON EACH LOT, AROUND THE ENTIRE PERIMETER OF EACH LOT.
3. ALL PROPOSED RIGHT-OF-WAYS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO PUBLIC USE. ALL RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS MAINTAINED BY THE TOWN. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITY WHEN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
4. OWNERS AND/OR DEVELOPERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SEWERAGE AND STORMWATER CONTROLS DURING THE CONSTRUCTION AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS. ALL LOTS ARE BUILT AT THAT TIME. RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSIGNED BY THE HOMEOWNERS/COMMERCIAL LOT OWNERS ASSOCIATION.

### Subdivision Notes:

- A) Storm Drainage: All on-site drainage facilities shall be privately owned and maintained. Drainage facilities shall be in accordance with the Town Code and Delaware Sediment and Stormwater Regulations dated 1991 or its later amendments.
- B) Electric: Town of Smyrna. Subject to town's approval.
- C) Gas/Propane: Liberty B.L.P. Builders  
Address: 801 W. Poplar Street, Wilmington, DE 19801  
Phone Number: (302) 836-3400  
Fax Number: (302) 658-6394
- D) Sewerage: Existing  
Provisions: 47
- E) Fire Hydrants: Existing  
Provisions: 3
- F) All fire lanes, the hydrants, the department connections, hydrants, storage connections, and the utility shall be marked out or protected in accordance with the Delaware State Fire Regulations.
- G) Developer shall preserve or trees on this site, except where necessary to construct buildings, parking, recreation facilities and utilities and selective clearing of existing trees. Specific species of plant materials as indicated on this plan or in the landscape plan of each lot or plan is an integral part of this plan and shall be preserved or properly protected during construction.

### Curve Table:

NUMBER	DELTA	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD DISTANCE
C1	10°13'38"	N 55°43'51" W	41.85	450.00	83.47	83.35
C2	44°47'32"	N 83°26'26" W	182.42	200.00	156.35	152.40

5. ALL LOTS SHALL ACCESS INTERNAL SUBDIVISION STREETS ONLY.

6. CROWN CONTROL SURVEY BY CHARLES A. REBEL, JR., REGISTERED LAND SURVEYOR, OF KEY ENGINEERS, INCORPORATED, DATED 10/19/04. VERTICAL CONTROLS ARE REFERENCED TO BENCHMARKS AS NOTED ON PLANS.

7. UPON THE COMPLETION OF THE DEVELOPMENT SHOWN HEREON THE OWNER AND/OR DEVELOPER SHALL COMPLY WITH THE ASSOCIATION'S ASSOCIATION, A DELAWARE CORPORATION INCORPORATED IN THE ASSOCIATION'S PERMANENT OWNERSHIP (1) ALL COMMON AREAS (2) ALL OPEN SPACE (3) ALL RECREATIONAL AREAS, AND (4) THE STORMWATER MANAGEMENT AREA. THE ASSOCIATION, UPON ACCEPTING SUCH AREAS, SHALL THEREAFTER HAVE FULL RESPONSIBILITY AND EMPLOY FOR MAINTENANCE.

8. ALL LOTS AND OPEN SPACE AREAS SHALL BE PROVIDED WITH AT LEAST SIX INCHES OF TOPSOIL UPON COMPLETION OF CONSTRUCTION AND CONSTRUCTION OF INTERIOR LOTS AND OPEN SPACE AREAS. ALL SUCH AREAS SHALL BE SEED, SOILED, OR OTHERWISE LANDSCAPED.

9. DELAWARE REGULATIONS PROHIBIT THE BURNING OF CONSTRUCTION/DEMOLITION DEBRIS, INCLUDING TIRES AND TANKS ON CONSTRUCTION SITES. ANY SUCH BURNING SHALL BE PROHIBITED AND SHALL BE REMOVED AND PROPERLY DISCARDED OFF-SITE AT AN APPROVED LANDFILL.

10. IF STORMWATER IS REQUIRED TO COMPLY WITH THE TOWN ORDINANCE, A SCREEN SHALL BE CREATED AT THE REAR OF EACH TOWNHOUSE LOT AND BETWEEN BUILDING GROUPS TO ALLOW FOR ACCESS TO EACH LOT BY THE RESPECTIVE PROPERTY OWNERS FROM THE ROADSIDE.

11. A SIX FEET WIDE EASEMENT TO FEET ON EACH SIDE OF THE PROPERTY LINE SHALL BE ESTABLISHED AT THE REAR OF EACH TOWNHOUSE LOT AND BETWEEN BUILDING GROUPS TO ALLOW FOR ACCESS TO EACH LOT BY THE RESPECTIVE PROPERTY OWNERS FROM THE ROADSIDE.

12. ALL COMMON AREAS INCLUDING, BUT NOT LIMITED TO, paved areas, sidewalks, curbs, landscaping, public open space, and/or drainage facilities shall be kept in good repair and maintained in a public utility condition.

13. ALL PURCHASERS SHALL PERMIT TOWN OFFICIALS TEMPORARY ACCESS UPON THE PURCHASER'S LOT TO INSPECT THE VARIOUS IMPROVEMENTS SHOWN ON THE APPROVED PLAN FOR THE PROJECT FROM THE PURCHASE OF THE LOT TO APPROXIMATE (180) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.

14. ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, electric, gas, and telephone shall be placed underground within the subdivision and land development. Such utilities shall be installed in solid accordance with the prevailing standards and practices in the state of Delaware, including, but not limited to, the Delaware State Department of Transportation and the Delaware State Department of Public Health and Safety.

15. The developer shall construct a four-foot wide concrete sidewalk as shown on the plan.

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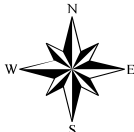
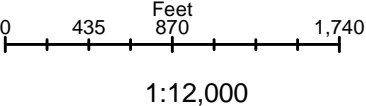
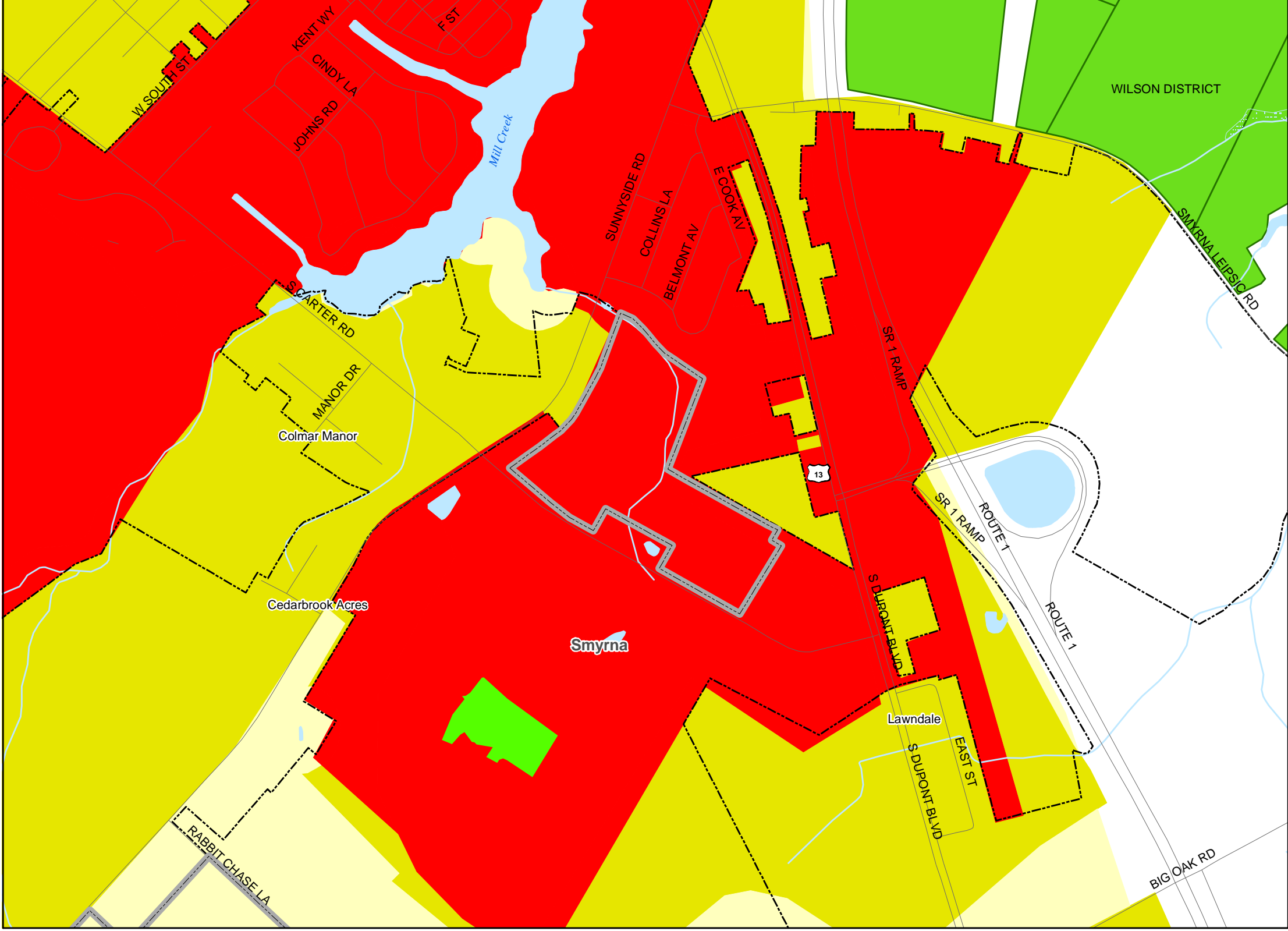
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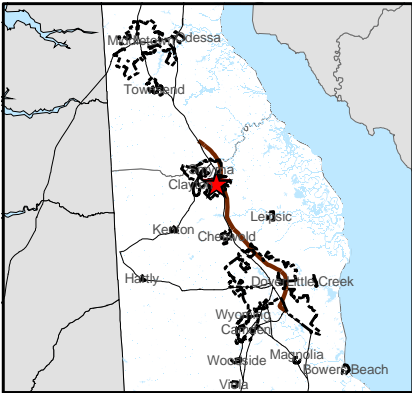
Preliminary Land Use Service (PLUS)

Brookwood Crossing  
2004-02-03

- Project Area
- Municipalities
- Public-Owned
- Ag. Preservation
  - Purchased Dev. Rights
  - Donated Dev. Rights
  - Ag District
- State Strategy Level
  - Community
  - Developing Area
  - Secondary
  - Sensitive
  - Rural



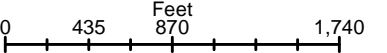
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[www.state.de.us/planning](http://www.state.de.us/planning)



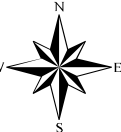
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Brookwood Crossing  
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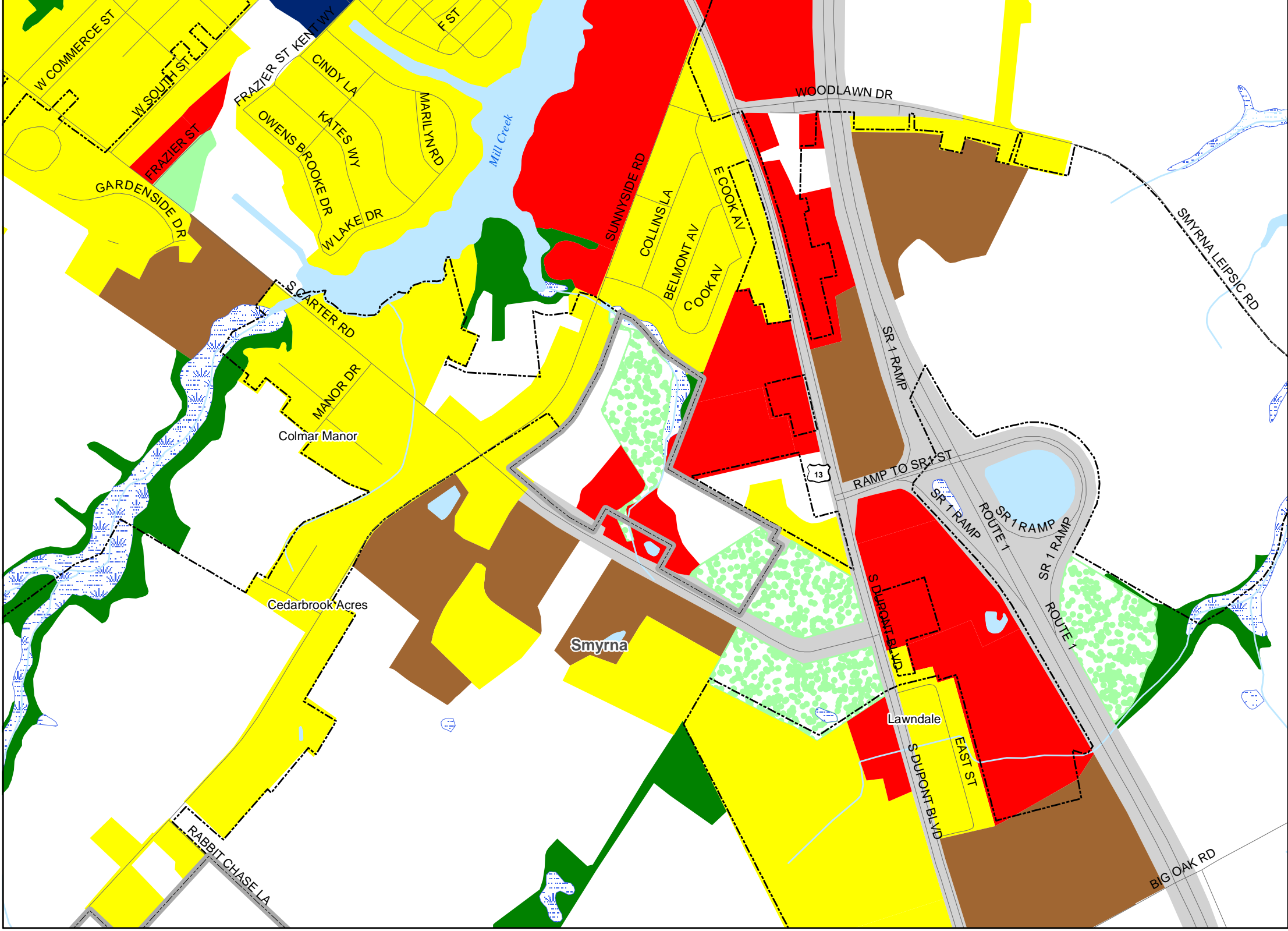
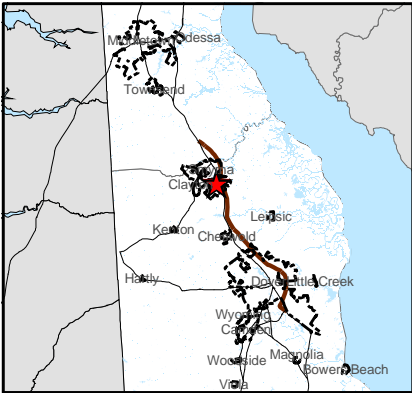
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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Produced by the Delaware Office of  
State Planning Coordination.  
[www.state.de.us/planning](http://www.state.de.us/planning)

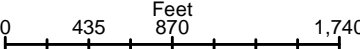


# Preliminary Land Use Service (PLUS)

Brookwood Crossing  
2004-02-03

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:12,000



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